

April 16, 2003

SCOPE OF WORK
REDMOND RIDGE EAST AND PANHANDLE PLAT PROPOSALS
ENVIRONMENTAL IMPACT STATEMENT
(File Numbers L02UPD01, L03FCC01, L03P0003, L02P0018)

INTRODUCTION

The King County Land Use Services Division has completed the scope of work for the EIS required for this proposal in accordance with the State Environmental Policy Act (RCW 43.21.c). A Determination of Significance for the Redmond Ridge East proposal was published on March 14, 2003. King County accepted comments from agencies and the public on the scope of the EIS through April 7, 2003. Additionally, a public meeting/workshop was held during the comment period on the preliminary scope of work that was included with the issuance of the Determination of Significance. The three original figures (maps) provided with the preliminary scope of work were incorrectly labeled and have now been replaced with those that are included with this completed scope of work.

This Scoping Outline is for an Environmental Impact Statement (EIS) on the Redmond Ridge East (RRE) proposal, sponsored by The Quadrant Corporation. The EIS will identify and evaluate the probable significant impacts from the proposal, including: approval of Urban Planned Development (UPD) and Fully Contained Community (FCC) permits; approval of a Development Agreement; and approval of and development under a Preliminary Plat of approximately 337 acres adjacent to the existing Redmond Ridge UPD/FCC and Trilogy at Redmond Ridge UPD. A separate and independent action, calling for development of a large-lot plat on approximately 122 acres contiguous to and east of the RRE site, will also be considered in this EIS. The large lot plat proposal is referred to herein as the Panhandle. In this scoping outline, the two proposals when discussed collectively may be referred to as Redmond Ridge II (RRII).

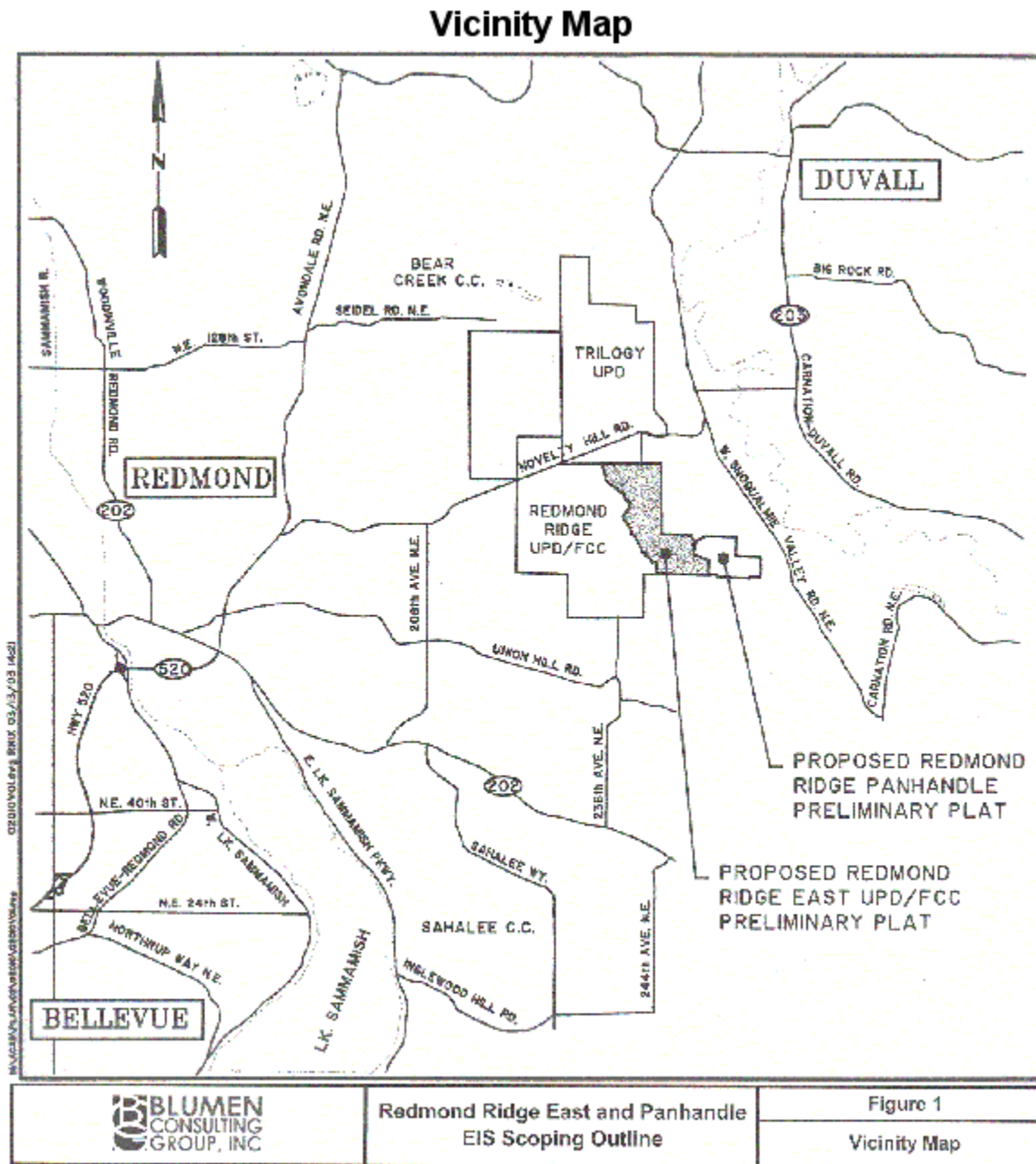
The Bear Creek Conservation and Recreation Partnership (BCCRP) is comprised of Cascade Land Conservancy (CLC), Lake Washington Youth Soccer Association (LWYSA), King County, Quadrant and Trilogy LLC. On January 3, 2003, all entities in the BCCRP signed a partnership agreement indicating that the parties would accomplish certain objectives, including expanded stewardship of approximately 700 acres of wetlands and open space, provision of athletic fields to serve the eastside of King County, initial site development and maintenance of a regional equestrian park as part of east King County's equestrian trail system, completion of the Redmond Ridge FCC/UPD-designated property in a significantly scaled back manner from earlier development plans for the property, and re-designation of the easternmost portion of the Redmond Ridge II site from an urban to rural classification. Environmental review of the BCCRP will not be included in the Redmond Ridge East and Panhandle EIS.

In order to accomplish the objectives of the BCCRP, Quadrant has agreed to pursue development of no more and no fewer than 800 residential units. Therefore, the proposal for RRE calls for development of no fewer than 780 and no more than 800 residential units. (The

separate and independent Panhandle plat would permit development of 20 large residential lots on 122 acres adjacent to RRE. Taken together, the two projects would feature a total of no more than and no fewer than 800 residential units.) Quadrant would donate to LWYSA approximately 46 acres within the RRE site for development and management of a regional recreation complex. Quadrant would convey the approximately 700-acre wetland system within Redmond Ridge, Trilogy, and RRE to CLC, which would oversee a wetland management and monitoring program.

The RRE site encompasses a total of approximately 337 acres located in unincorporated King County in the County's Urban Growth Area (see **Figure 1 – Vicinity Map**). The site is currently zoned Urban Reserve with UPD and FCC planning overlays and P-suffix conditions (UR-SO-P). The site lies adjacent to the eastern boundary of the existing Redmond Ridge UPD/FCC, and the most northerly portion of the site abuts the southern boundary of the existing Trilogy at Redmond Ridge UPD.

Figure 1
Vicinity Map



The Panhandle site encompasses a total of approximately 122 acres located adjacent to and east of the RRE site. The Panhandle site is also located in unincorporated King County, within the County's Urban Growth Area and is currently also zoned UR-SO-P with UPD and FCC planning overlays and P-suffix conditions. As called for in the BCCRP, Quadrant will cooperate with King County in seeking re-designation of the Panhandle site from urban to rural, elimination of the UPD and FCC planning overlays thereon and the concurrent zoning reclassification (downzoning) of the Panhandle site from UR-SO-P to RA-5 zoning designation. Such actions will be taken by King County either through adoption of a subarea plan or adoption of ordinances to resolve an appeal to the Growth Management Hearings Board, as permitted by law. SEPA documentation on these land use actions will be performed by King County, potentially in conjunction with the update to the Comprehensive Plan.

This EIS will build upon the substantial base of environmental review under SEPA conducted in the past for development on or adjacent to/in proximity to the RRE and the Panhandle sites. Relevant portions of existing environmental documents will be used, including: the Blakely Ridge MPD/UPD EIS (1994/1995), Northridge UPD EIS (1995/1996), Redmond Ridge South EIS Addendum (2001), and the Redmond Ridge Off-site Roadway Improvements EIS Addendum (2001).

The EIS will address the impacts of off-site improvements (i.e., road and utility improvements) required for the project, to the extent that the improvements are not already addressed in another environmental document.

PROPOSED ACTIONS

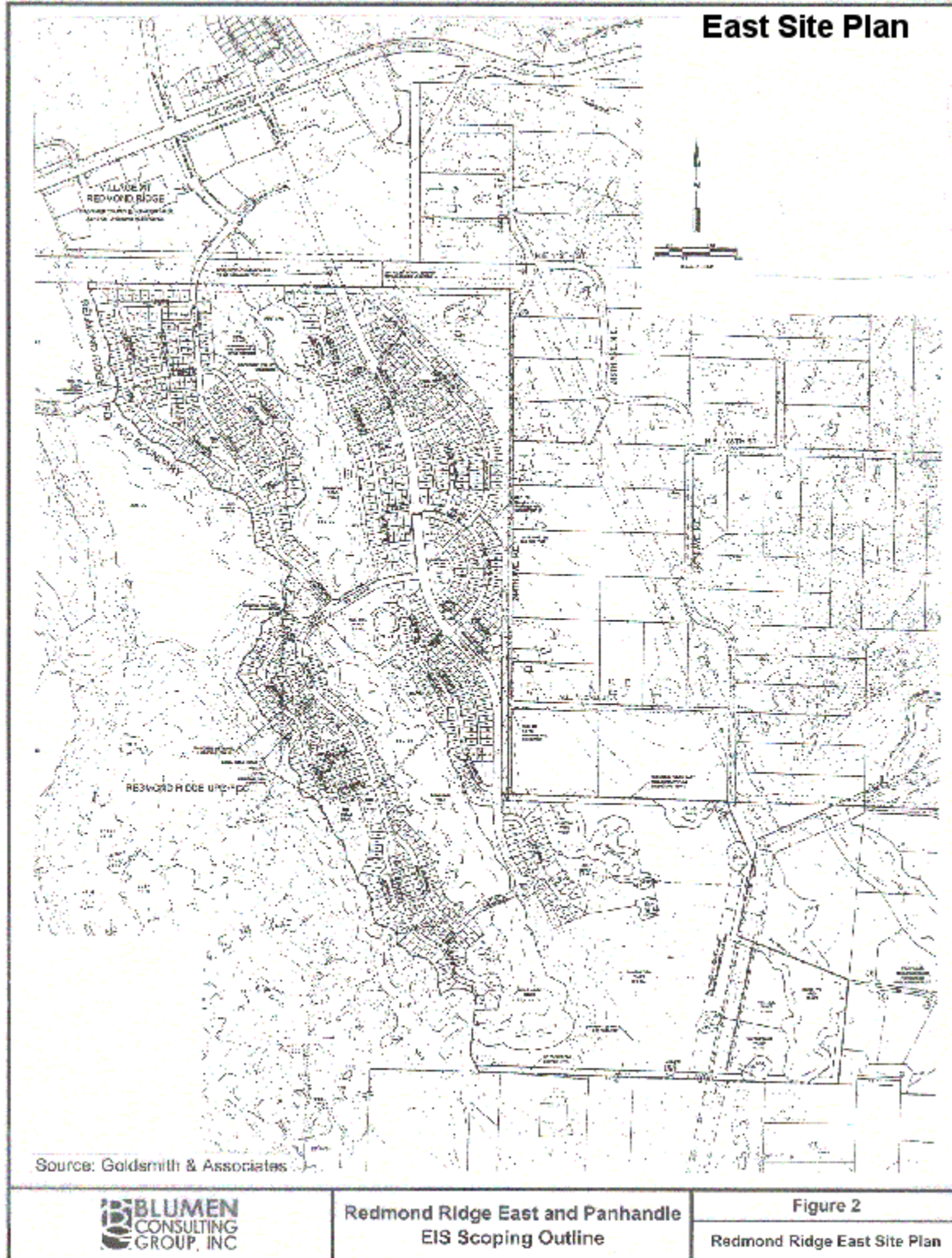
RRE Proposed Action

The RRE Proposed Action includes the following specific elements:

- Approval of UPD and FCC Permits;
- Approval of a Development Agreement to guide all future development within RRE;
- Approval of a Preliminary Plat for the property; and
- Platting and other construction permits and approvals required for implementation of the UPD and FCC Permits and Preliminary Plat.

Implementation of the proposed RRE Preliminary Plat would create a community providing housing, recreational opportunities and open space. The proposed RRE would represent an extension of the adjacent master planned communities and is intended to support and be complimentary with uses located within the Redmond Ridge UPD/FCC and Trilogy at Redmond Ridge UPD which include (or will include in the future) retail services, support services (fire, police and an elementary school), and office/commercial development. RRE would offer housing opportunities at urban densities within the County's UGA that can respond to changing market factors over time and contribute to the County's targets for accommodating growth and affordable housing under GMA. The proposal would include development of approximately 46 acres within the RRE site as a regional recreation complex. It is anticipated that the community would be developed over a period of approximately 4 - 5 years, with build-out assumed to occur by 2010 (see **Figure 2, RRE Site Plan**).

Figure 2
RRE Site Plan



The land use plan for the 337-acre RRE site would include:

- No fewer than 780 and no more than 800 residential dwelling units of various types and densities;
- Parks and open space areas within each residential development area;
- Pedestrian-oriented roadways and trails that access the site in two locations (236th Ave. NE/Trilogy Parkway and 238th/240th Ave. NE) connecting with Novelty Hill Road through the Village at Redmond Ridge;
- Sensitive area tracts preserving wetlands and buffers of approximately 80 acres; and,
- A recreation tract of approximately 46 acres that would accommodate the regional recreation complex. Initial development would include two soccer fields, with potential development of approximately 10-12 fields in total.

Panhandle Proposed Action

The separate and independent Panhandle plat Proposed Action includes the following specific elements:

- Reclassification of the Panhandle site from Urban to Rural (RA-5) zoning through either (1) adoption of a subarea plan; or (2) adoption of ordinances to resolve an appeal to the Growth Management Hearings Board as permitted by law;
- Approval of a Preliminary Plat for the property; and
- Platting and other construction permits and approvals required for implementation of the Preliminary Plat.

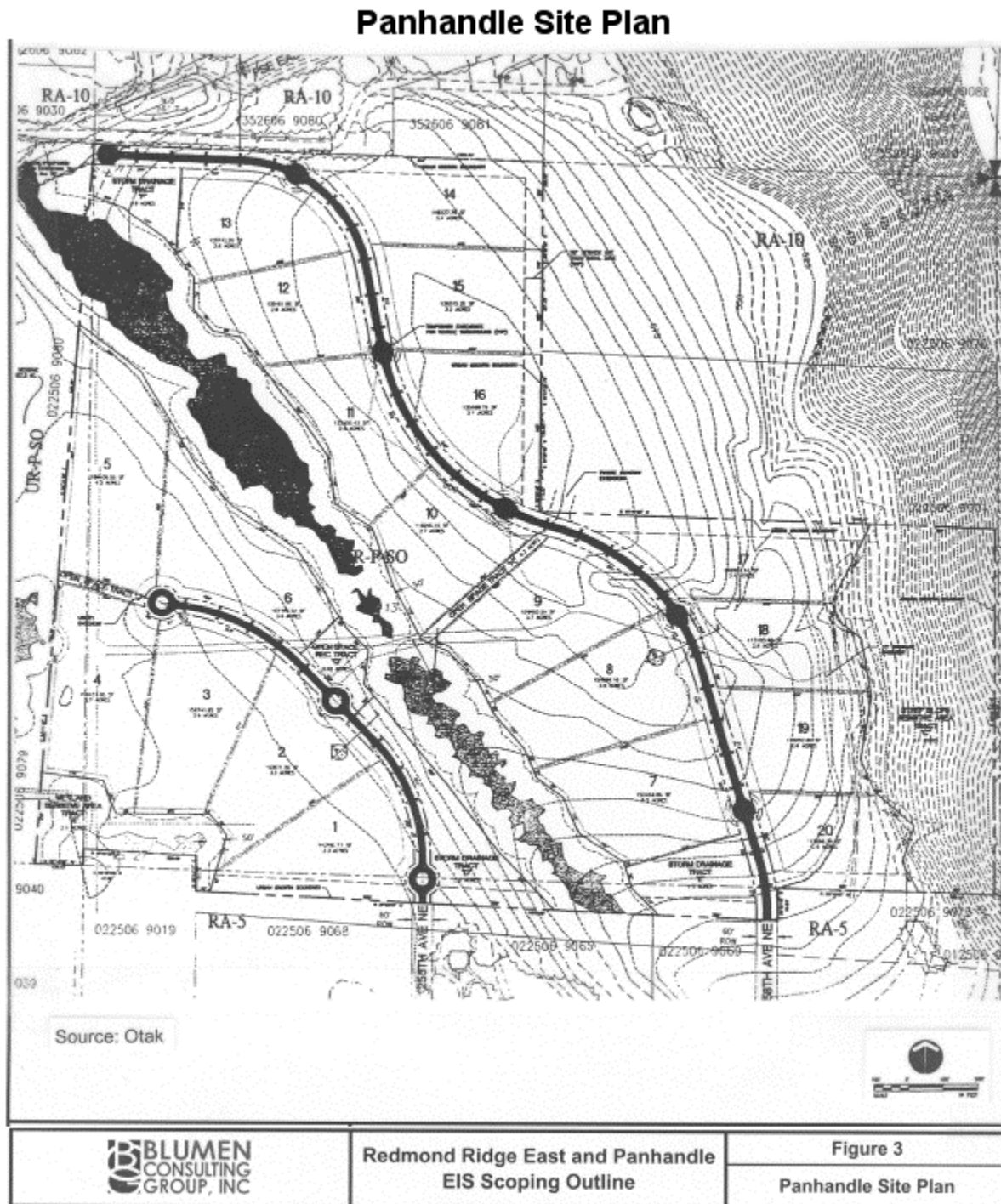
Implementation of the proposed Panhandle Preliminary Plat would create a large-lot development of 20 lots, together with sensitive area tracts and open space on the approximately 122-acre site. The plat proposal is intended to be developed in a manner compatible with the rural development pattern of neighboring properties to the north and south. It is anticipated that the 20 lots would be developed within 4 - 5 years, with build-out assumed to occur by 2010 (see **Figure 3, Panhandle Site Plan**).

This EIS will evaluate all probable significant impacts from implementation of both actions. While covered by this single EIS, the RRE and Panhandle proposals are separate and distinct actions. The approval of the RRE or Panhandle proposal is not conditioned or dependent on approval of the other proposal. As indicated above, both the RRE and Panhandle developments would implement the BCCRP.

ALTERNATIVES

Reasonable alternatives analyzed in an EIS include actions that could feasibly attain or approximate a proposal's objectives, but at a lower environmental cost or decreased level of environmental degradation (WAC 197-11-440(5)(b)). In the case of RRE, it appears that the range of possible reasonable alternatives is limited due to the physical constraints of the site, market factors, the complimentary relationship of RRE to the existing Redmond Ridge and Trilogy developments, and limitations on access to/from Novelty Hill Road. Potential alternatives that would call for substantially different configurations or mixes of uses would not meet The Quadrant Corporation's objectives under the BCCRP. Two alternatives to the Proposed Actions, **Alternative 1, 5-acre Rural Development** and **Alternative 2, No Action**, have been identified to be analyzed in the EIS.

Figure 3
Panhandle Site Plan



Alternative 1, 5-acre Rural Development

Alternative 1 assumes that the RRE UPD/FCC is not approved by the County, and the BCCRP is not implemented. It, therefore, analyzes what would most likely happen to the RRII site on a long-term basis without those actions (consistent with the 2010 build-out period of the proposal). It assumes that Quadrant would seek some viable use and economic return on the land over time. As provided for by the King County Comprehensive Plan (CP-102, item #15), if the UPD/FCC is not pursued, the RRII site will revert to rural zoning (RA-5). This alternative would yield approximately 91 lots, assuming that short-platting of underlying 20-acre tax lots occurred over time on both the RRE and Panhandle properties, which make up the RRII site (development on the Panhandle site would be the same as under the applicant's current proposal). Drinking water could be provided by individual wells, or via a community water system. Wastewater treatment for each lot would be provided by individual or community on-site septic systems. Enhanced stewardship of approximately 700 acres of wetlands and open space (i.e., wetland management and monitoring by CLC), and provision of athletic fields to serve the eastside of King County would not be instituted, per the provisions of the BCCRP.

Alternative 2, No Action

Alternative 2 assumes that no development would occur on RRII site. The RRII site would remain vacant for the foreseeable future, but the existing 20-acre tax lots could be sold off. This alternative would yield 20 lots over time on both the RRE and Panhandle properties, which make up the RRII site. Drinking water could be provided by individual wells. Wastewater treatment for each lot would be provided by individual on-site septic systems. Enhanced stewardship of approximately 700 acres of wetlands and open space (i.e., wetland management and monitoring by CLC), provision of athletic fields to serve the eastside of King County would not be instituted, per the provisions of the BCCRP.

ELEMENTS OF THE ENVIRONMENT

As indicated above, a substantial amount of environmental information has been obtained and evaluated as part of prior environmental review for actions in the site vicinity over the past approximately 8 years. This EIS will build upon and incorporate the data base created in previous SEPA documents. Per SEPA, the EIS will identify and disclose the probable significant impacts from the Proposed Actions, including implementation of the RRE UPD/FCC and preliminary plat and the Panhandle plat, and will describe proposed/required mitigation and other possible mitigation, as applicable. Both construction and post-construction impacts will be evaluated.

The following elements of the environment are proposed to be analyzed in the RRE and Panhandle EIS for each EIS alternative. Key environmental issues under each element are briefly described.

Earth

- Description of existing soil and geologic conditions on site and in the site vicinity (i.e., the Snoqualmie River Valley wall), including existing hazard areas.
- Evaluation of anticipated changes to site topography due to grading requirements. Discussion of soils management and need for soils hauling, as appropriate (see the **Transportation** element).

- Evaluation of the potential for infiltration of stormwater on site.
- Relationship of proposed construction and development to identified landslide, erosion and seismic hazard areas. Analysis of the potential for mass wasting and any increases in slope instability (i.e., to the Snoqualmie River Valley wall).
- Assessment of any stormwater bypass routes and their potential for earth-related impacts.
- Assessment of the potential for sediment input and transport to creeks and wetlands; description of potential for erosion at downstream discharge points.
- Analysis of overall suitability of soils to accommodate development.

Water

- Identification and classification of streams and wetlands on site and in the site vicinity. Wetland identification/classification will be reconfirmed. Any bogs and fens on and/or adjacent to the site will be identified.
- Description of existing water quality conditions and stream flows on site and in the site vicinity.
- Description of existing groundwater movement and discharge.
- Description of any existing beaver activity and its effects on drainage control on site and in the site vicinity.
- Description of the proposed Master Drainage Plan and incorporation of pertinent information and analysis into the EIS.
- Analysis of proposed drainage basin diversions.
- Description of any encroachment into on-site wetlands and wetland buffers for construction.
- Analysis of the effectiveness of proposed wetland and stream protective measures, including buffer widths and clearing restrictions.
- Assessment of potential for infiltration vs. surface discharge opportunities.
- Potential for surface water quality and quantity impacts from construction and occupancy – including potential for impacts to Snoqualmie River, Evans Creek, Bear Creek, Peterson Pond and other on-site and area creeks, wetlands and ponds.
- Potential for groundwater quality and quantity impacts to on-site and surrounding water features, including Snoqualmie River, Evans Creek, Bear Creek, Peterson Pond and other on-site and area wetlands and creeks, and to the interflow regime.
- Potential for groundwater quality and quantity impacts to aquifer recharge and area wells, and other drinking water supplies.
- Potential for any impacts to Snoqualmie River flooding conditions.

Plants & Animals

- Descriptions of existing plant, animal and fisheries habitat, including fish and wildlife use on site and in the site vicinity.
- Description of proposed clearing of vegetation and retention of sensitive areas and perimeter buffers.
- Identification of potential impacts to wildlife species from loss of habitat during construction and increased human activity from occupancy.
- Discussion of Endangered Species Act (ESA) threatened, candidate or local species of concern.

- Potential for impacts to on-site and off-site fisheries resources – including Snoqualmie River, Evans Creek, Bear Creek, and other area creeks, from potential stream hydrology, sediment transport and water quality modifications during construction and occupancy.
- Potential for impacts to vegetation and wildlife species due to wetland alteration and indirect hydrology and water quality impacts to wetlands.

Noise

- Description of existing sources of noise in the site vicinity.
- Qualitative analysis of potential noise impact from the proposal (i.e., from traffic noise and noise related to use of the regional recreation complex).

Land Use

- Description of existing land uses and land use character in the site vicinity and surrounding area.
- Potential for direct and indirect land use changes in the local area due to RRE development.
- Relationship between proposed land uses and surrounding uses, including the existing Redmond Ridge and Trilogy communities and surrounding suburban and rural areas.
- Identification of any provisions for separation from and compatibility with surrounding rural residential uses.
- Relationship of RRE to applicable County plans and policies including, the King County Comprehensive Plans and Zoning Code.

Aesthetics/Light and Glare

- Description of existing views of the site from public view points (i.e., public roadways) on the Snoqualmie Valley floor, as applicable.
- Description of existing sources of light and glare in the site vicinity.
- Description and analysis of any changes in views of the site from the Snoqualmie Valley floor due to RRE and Panhandle development, as applicable.
- Description and analysis of potential sources of light and glare following development of RRE, particularly the potential lighting of the recreational fields on site, if anticipated within the build-out period.

Transportation

- Identification of vehicle trip generation and distribution at build-out of RRE.
- Analysis of existing weekday PM peak hour and selected AM peak hour vehicular traffic conditions and intersection conditions (level of service, LOS) on the surrounding street network – including Novelty Hill Road, Avondale Road, Union Hill Road, 208th Ave. NE and other roads in the site vicinity impacted by 20% of project traffic or to be used for site access, a high accident location, and any other intersection identified by King County staff as one of particular concern.
- Analysis of weekday PM peak hour and selected AM peak hour vehicular traffic conditions and intersection/roadway conditions (LOS) with and without proposed development under the proposal and alternatives at build-out, with consideration of planned roadway improvements.

- Identification and analysis of access and circulation on site and in the immediate vicinity.
- Analysis of pedestrian, bicycle and equestrian opportunities with development under the proposal and alternatives, and proposed connections to local and regional trail systems.
- Analysis of safety issues related to added traffic on local roads, including Novelty Hill Road and other streets in the site vicinity.
- Description of transit service/facilities and transportation demand management programs and any changes in service due to RRE.
- Identification of emergency access routes.
- Evaluation of generalized construction traffic impacts, including transportation of soils, as appropriate.
- Discussion of three access options: 1) access between the Redmond Ridge and RRE sites 2) access between the Panhandle and RRE sites and, 3) access through the Panhandle, connecting north and south. Evaluation of any viable access option(s) would focus on roadways and intersections that could potentially be impacted at a significant level, as opposed to minor changes at other study roadways/intersections.

Public Services

- Description of existing staffing, equipment and service levels of County/City of Redmond service departments.
- Evaluation of potential impacts to police, fire and parks, and impacts to the Lake Washington and Riverview School Districts resulting from development under the Proposed Actions.
- Analysis of the relationship of RRE, through BCCRP contributions and proposed parks, open space and recreation facilities, to applicable County park and recreation service standards.

Utilities

- Identification of planned improvements to the City of Redmond's water and sewer systems, with or without the RRE and Panhandle proposals.
- Identification of demand on water and sewer systems with development under the RRE and Panhandle proposals, and the relationship to the capacity of City systems.
- Identification of improvements/expansions of sewer and water systems required to serve the RRE and Panhandle developments; discussion of system improvements relative to existing Redmond Ridge, Trilogy and city-wide facilities.

The above represents those environmental elements to which probable significant impacts could potentially occur from the Proposed Actions, including implementation of the RRE UPD/FCC and preliminary plat and the Panhandle plat, and, therefore, such elements are proposed to be addressed in the RRE and Panhandle EIS.